







13 Ian Nicol Street, Watson

The Watson Lifestyle Within Reach

Neat, comfortable and wonderfully easy to maintain, 13 Ian Nicol Street is a three-bedroom home offering an affordable opportunity to enjoy the privacy and independence of your own house in Canberra's Inner North. Positioned within the peaceful community of The Fair, this community titled property is an appealing option for downsizers, first-home buyers and investors alike.

The Home

Only 15 years old, the home has been well maintained and offers a practical layout designed for comfortable everyday living.

The living area provides a welcoming place to relax, while the adjoining kitchen keeps everything functional and connected. Three bedrooms offer flexibility for a couple, small family, guests or a home office, with the central bathroom positioned for easy access.

Its manageable proportions give the home an almost villa-like ease, making it particularly well suited to downsizers who want a low-maintenance lifestyle while retaining the benefits of their own home.

3 1 1

FOR SALE
Please Call

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All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

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Outside

The easy-care outdoor space provides room to sit outside and enjoy the peaceful surroundings without requiring significant upkeep. A single lock-up garage adds secure parking and further everyday convenience.

The property is community titled, with low fees contributing to shared amenities that include a community hall and park. This adds to the welcoming atmosphere of The Fair and provides residents with spaces to meet, relax and enjoy their local community.

The Location

The Fair is a quiet and established pocket of Watson, offering a relaxed residential setting while keeping the wider Inner North within easy reach.

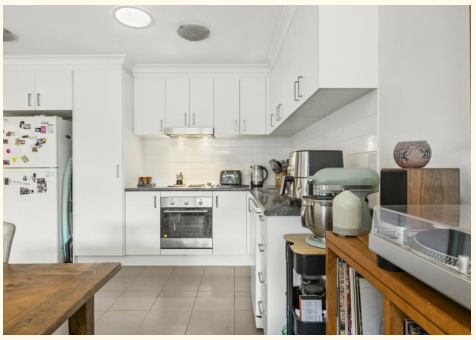
Watson is loved for its leafy surrounds, welcoming community and convenient access to local shops and cafés. The Dickson precinct, light rail and Canberra's city centre are also easily accessible, placing dining, shopping, transport and everyday essentials close to home.

The property also presents an attractive investment opportunity. The current tenants have called the home theirs for 14 years and would be happy to remain, providing the option of an established long-term tenancy. Vacant possession is also available for buyers wishing to move in and enjoy the home themselves.

Features at a Glance

- Three-bedroom home
- Only 15 years old
- Neatly presented and well maintained
- Practical, easy-care layout
- Central bathroom
- Low-maintenance outdoor space
- Single lock-up garage
- Community titled
- Access to shared amenities including a community hall and park
- Peaceful position within The Fair
- Established tenants of 14 years who would be happy to remain
" Vacant possession also available
" Close to Watson shops, cafés, parks and transport
- Easy access to Dickson, light rail and Canberra's city centre











MORE DETAILS

Property ID	1HKNKQF92
Property Type	House
EER	5

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The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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